090.0	0004	0008.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,200 /	656,200
					USE VALUE:	656,200 /	656,200
					ASSESSED:	656,200 /	656,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROELS STEVEN M/ETAL
Owner 2:	SCHMIDT RUTH E
Owner 3:	
Street 1:	47 CRAWFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,283 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7283.000	209,300		446,900	656,200
Total Card	0.167	209,300		446,900	656,200
Total Parcel	0.167	209,300		446,900	656,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.68 | /Parcel: 479.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57869

GIS Ref

GIS Ref

Insp Date 11/15/18

Parcel ID 090.0-0004-0008.A

!7322!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,500	0	7,283.	446,900	656,400	656,400	Year End Roll	12/18/2019
2019	101	FV	183,000	0	7,283.	453,300	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	183,000	0	7,283.	338,400	521,400	521,400	Year End Roll	12/20/2017
2017	101	FV	183,000	0	7,283.	306,500	489,500	489,500	Year End Roll	1/3/2017
2016	101	FV	183,000	0	7,283.	293,700	476,700	476,700	Year End	1/4/2016
2015	101	FV	171,800	0	7,283.	249,000	420,800	420,800	Year End Roll	12/11/2014
2014	101	FV	171,800	0	7,283.	236,200	408,000	408,000	Year End Roll	12/16/2013
2013	101	FV	171,800	0	7,283.	224,700	396,500	396,500		12/13/2012

PRINT

Date	Time
12/10/20	21:58:18

LAST REV

Date	Time
05/07/19	13:36:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7322

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`HARE BRIAN W/	25556-550		8/9/1995		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2012	1262	Manual	2,462	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
11/7/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	372	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/21/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7283		Sq. Ft.	Site		0	70.	0.88	5									446,945						446,900	

Total AC/HA: 0.16719 | Total SF/SM: 7283 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,945 | Spl Credit | Total: 446,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	71800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303392
Depreciation:	94051
Depreciated Total:	209340

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

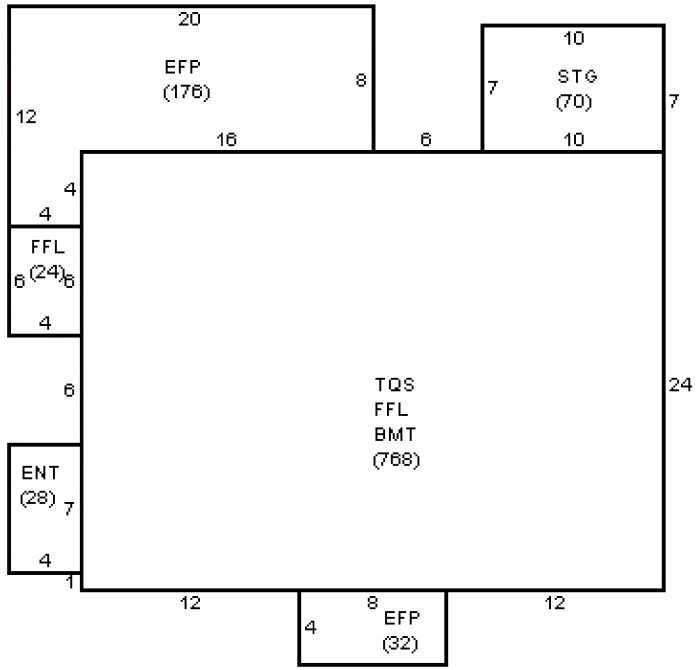
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.92
Special Features:	0	Val/Su Net:	85.71
Final Total:	209300	Val/Su SzAd	153.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	138.920	110,021
BMT	Basement	768	41.670	32,006
TQS	3/4 Story	576	138.920	80,015
EFP	Enclos Porch	208	39.510	8,218
STG	Storage	70	8.680	608
ENT	ENTRY	28	25.870	724

Net Sketched Area:	2,442			Total:	231,592
Size Ad	1368	Gross Are	2634	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

090.0-0004-0008.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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